



MAYFIELD

Treworlas, Roseland Peninsula, Cornwall



A STYLISHLY DESIGNED AND SPACIOUS CONTEMPORARY HOME

With stunning sea and countryside views

Summary of accommodation

Entrance hall | Cloakroom | Large open-plan kitchen/living/dining room | Sitting room/snug | Utility room

Principle bedroom/dressing room/bathroom suite | Guest bedroom/shower room suite | Two further bedrooms and bathroom

Triple garage/workshop | Gardens

Distances: Portscatho 2.5 miles, St Mawes 6 miles, Truro 12 miles, Falmouth 16 miles (via King Harry Ferry), Newquay Airport 22 miles
(All distances are approximate)

SITUATION

Mayfield is on the edge of the hamlet of Treworlas, within the beautiful Roseland Peninsula, designated an Area of Outstanding Natural Beauty, on the spectacular South Cornish coast.

About 500m from the property is the south-facing, National Trust owned, Pendower Beach, which joins Carne Beach at low tide to create a long stretch of sand, and above Carne Beach is Nare Hotel with restaurants and leisure facilities open to non-residents. Pendower Farm Shop provides fresh fruit and veg, fish, crab and lobsters.

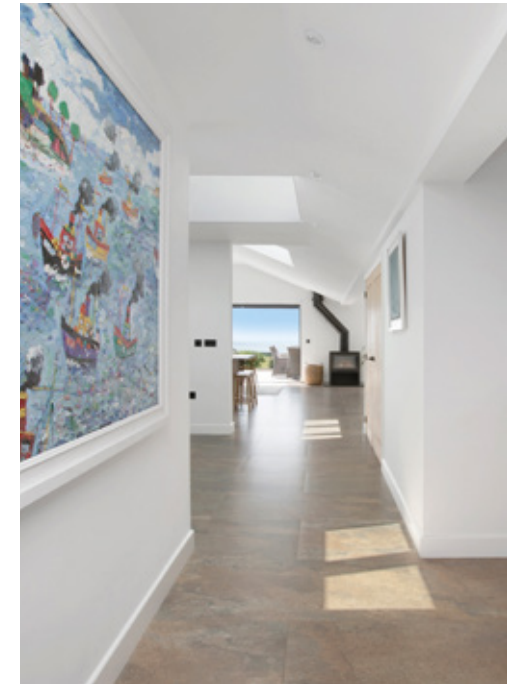
The South West Coast Path leads along to the 'Hidden Hut' café at Porthcurrick Beach and, beyond, about 2.5 miles from the property, is the popular harbour village of Portscatho with general store and post office, doctor's surgery, snack shelter overlooking the beach and social club overlooking the harbour.

To the east is Veryan with shop, primary school and pub and, about 3.5 miles to the north, Tregony with mini market and post office and primary school. About 3 miles away is a petrol station and mini market.

Within easy reach is the beautiful and exclusive waterfront village of St Mawes, at the mouth of the Fal Estuary, with local shops, pubs and restaurants and a popular yachting centre with sailing and rowing clubs, moorings and quayside facilities.

On the opposite side of the estuary, accessed via the iconic King Harry Ferry, is the thriving university and harbour town of Falmouth with its excellent range of restaurants, quayside bars, galleries and safe sandy beaches, as well as marina facilities.

The Fal Estuary has some of the finest sailing waters in Britain, with many creeks, inlets, beaches and waterside villages. Around the Carrick Roads are many sailing clubs holding regular regattas, including Falmouth Week, and the Royal Cornwall Yach Club often holds world class events.





Also within easy reach are the stunning Helford River to the west, made famous in Daphne du Maurier's 'Frenchman's Creek', and the River Fowey to the east. There are golf courses at Truro and Falmouth.

Further afield, but within easy reach, are the fabulous sandy surf beaches along the north coast and such attractions as the Tate Gallery at St Ives, National Maritime Museum in Falmouth, the Eden Project and the Lost Gardens of Helligan.

The area is a foodie's paradise and rising stars on the Roseland Peninsula include Simon Stallard at The Hidden Hut on Porthcurrick Beach and The Standard Inn in Gerrans – Stallard is also famously known for his 'Feast Nights' on the beach. Both the Idle Rocks and Tresanton Hotel, owed by Olga Polizzi, are considered some of the best locally, both situated in St Mawes. Michelin star and celebrity chef restaurants around the area include Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock) and Adam Handling (St Ives and Newquay).

The county capital and cathedral city of Truro is an easy drive away, where there is a full range of facilities including hospital, cinema, theatre, pubs, restaurants, cafés and a selection of shops within the Georgian and Victorian streets, as well as secondary and independent schools. Here there is access onto the A39 and on to the A30 and a mainline station with connections to London (Paddington). Cornwall Airport Newquay provides regular flights to London (Gatwick about 70 minutes) and other UK and international destinations.

THE PROPERTY

Mayfield is set in a lovely rural location, on the edge of the hamlet, with far reaching sea views, and just around 500m from the golden sands of Pendower Beach, reached via a quiet public footpath or country lane. It is a stylish and spacious architectural gem within one of Cornwall's most coveted coastal locations.





Designed to blend into its countryside surroundings, it combines imaginative design with modern technology and natural materials to provide around 4,330 sq.ft. of luxurious, light accommodation.

The principal focus of the house is the voluminous open-plan living space, flowing through kitchen, dining and sitting areas, with wide sliding glazed doors revealing views towards Gerrans Bay and Portscatho, and including a state of the art Dick Guerts woodburner.

The fitted kitchen with island is by renowned Cornish makers Treyone Kitchens and equipped with NEFF appliances (Alexa compatible), Quooker boiling water tap, Fisher and Paykel fridge/freezer with ice maker, Silestone worktops, champagne and wine fridge and NEFF downdraft induction hob.

Behind a bookcase is a sitting room/snug/office. The principal bedroom suite has glazed doors opening to sea views, a large fitted dressing room and a spa-like suite with Japanese Roca WC, walk-in shower, freestanding bath and dual basins with illuminated de-misting mirror.





There is a further guest suite and two additional bedrooms providing delightfully comfortable and spacious accommodation for family and guests.

The house is served by an air source heat pump, MVHR clean air system, underfloor heating, solar electric VELUX windows, Rational triple glazing and app controlled systems throughout, all ensuring convenient, contemporary, sustainable living.

Throughout is full fibre FTTP broadband and hardwired LAN ports, as well as built in WiFi.

The sweeping entrance driveway leads through double electric gates to spacious parking areas in front of the house and to the triple garage/workshop with electric doors providing excellent space for vehicles, boats or storage.

The natural ceramic paved terrace, accessed via sliding glazed doors from the living area, provides delightful outside dining and sitting areas with views over the surrounding countryside and towards Gerrans Bay and Portscatho. The garden has been laid to lawn with a small orchard surrounded by hedging. In summary, every detail has been considered to provide comfortable, stylish, contemporary living in a stunning Cornish coastal location, with light filled, spacious interior, bespoke craftsmanship, state of the art technology and integration of indoor and outdoor living spaces.

The garden totals circa 0.65 acre, there is an adjoining paddock (approximately 3 acres which is available by separate negotiation).

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and electricity. WPL sewage treatment plant. Air source underfloor heating. External security lighting. Cat B security alarm system. Hard-wired Ring cameras.

Local Authority: Cornwall Council: 0300 123 4121

10 year NHBC structural warranty

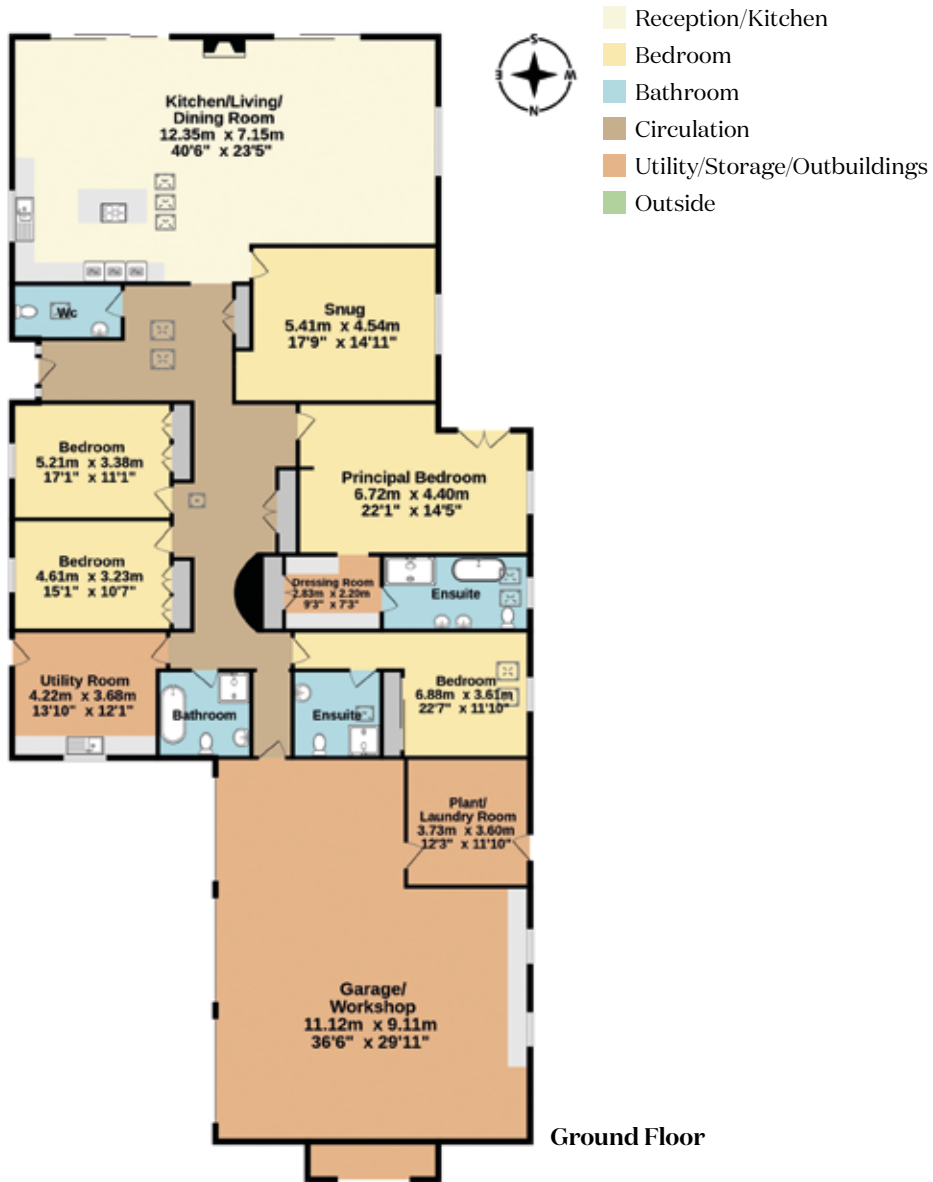
Right of Way: A public footpath runs across the land, leading from Treworlas to Pendower Beach.

EPC: B

Council Tax: Band F

Directions: TR2 5LL





Approximate Gross Internal Area
 402.3 sq.m. (4330 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

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